









A truly superb residence, this **BEAUTIFULLY DESIGNED** and generously proportioned apartment is nestled within an intimate, **SOUGHT-AFTER DEVELOPMENT** just moments from London Road. Immaculately presented throughout, it offers a **COMFORTABLE AND MODERN LIVING SPACE** that blends quality finishes with everyday practicality.

**Offers Over: £450,000**

This elegant and beautifully appointed top-floor apartment offers an expansive 720 square feet of sophisticated living. Boasting two generously sized double bedrooms, each complete with bespoke fitted wardrobes and a sleek en-suite to the principal suite, this property is designed to deliver both aesthetic appeal and everyday ease. A second chic bathroom adds flexibility for guests or family. The heart of the home is the bright and spacious open-plan lounge, effortlessly merging into a designer kitchen fitted with high-spec integrated appliances including a dishwasher, fridge/freezer, oven, hob, and washer/dryer. Bathed in natural light from an array of windows, skylights, and full-height double doors that open onto a private balcony, this apartment provides a stylish and comfortable lifestyle and is positioned close to the vibrant city centre and within walking distance of the mainline railway station.

EPC Rating: B 84

Council Tax Band: D

Lease Information: 130 years from and including 1 October 2019 to and including 30 September 2149, with 124 years remaining.

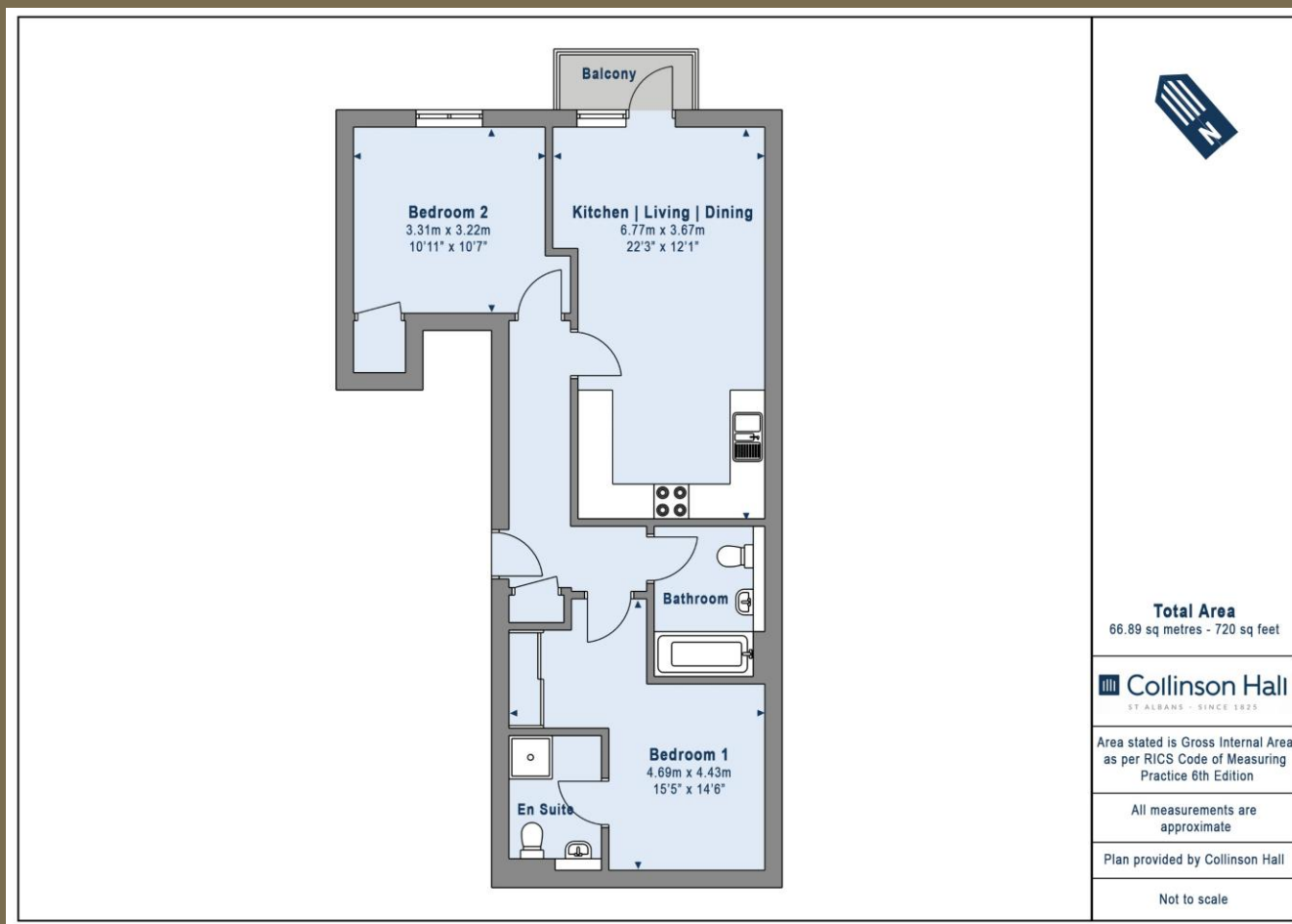












#### PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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